

MONTCLAIR
A NEIGHBORHOOD MODEL DISTRICT
TMP(s) 56-91A & portion of 56E-2

project ID: 20.014

REVISED 13 APRIL 2023
Revised 19 December 2022
Revised 17 June 2022
Revised 07 March 2022
Revised 17 November 2021
Submitted 21 September 2020

Context Map
Sheet 1 of 10

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MONTCLAIR

SITE & ZMA DETAILS

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OWNERS

Spainhour, Adelaide W Trust C/O Leslie John-James Executor
& Highlands West L.P.

DEVELOPER

Vito Cetta

TMP(S)

56-91A & Portion of 56E-2

ACREAGE

	Total	Subject to ZMA
056E0-00-00-00200	5.3 AC	2.8 AC
05600-00-00-091A0	12.1 AC	12.1 AC
	17.4 AC	14.9 AC

MAGISTERIAL DISTRICT

White Hall

STEEP SLOPES & WATER PROTECTION

Managed and preserved slopes present within project area.
Regulated land disturbances must provide for and maintain
stream buffers in accordance with County Code §17-600 et
seq.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary survey provided by Foresight Survey, P.C., October
5, 2020. Two (2) foot interval contours provided by LiDAR,
Virginia Geographic Information Network, 2016.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective
date February 4, 2005 (Community Panel 51003C0286D), this
property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Watershed Supply Protection Watershed

USE

EXISTING: Residential single family & vacant industrial land
PROPOSED: Residential & limited commercial

ZONING

EXISTING: Rural Areas & Light Industry
OVERLAY: Entrance Corridor, Steep Slopes - Managed,
Steep Slopes - Preserved
PROPOSED: Neighborhood Model District

COMPREHENSIVE PLAN DESIGNATION

Green Space, Middle Density Residential, Neighborhood
Density Residential

PARKING

Parking requirements to comply with section 4.12.6 of
the Albemarle County Zoning Ordinance, unless parking
alternatives per section 4.12 are pursued during site plan and
are approved by the Zoning Administrator. On-street parking
shall count towards the minimum parking requirement.

PROPOSED UNITS

Maximum 122 units

WATER AND SANITARY SERVICES

ACSA Jurisdictional Areas (Existing Condition)	Water	Sanitary
TMP 056E0-00-00-00200	Yes	Yes
TMP 05600-00-00-091A0	Yes - only to existing structures	No

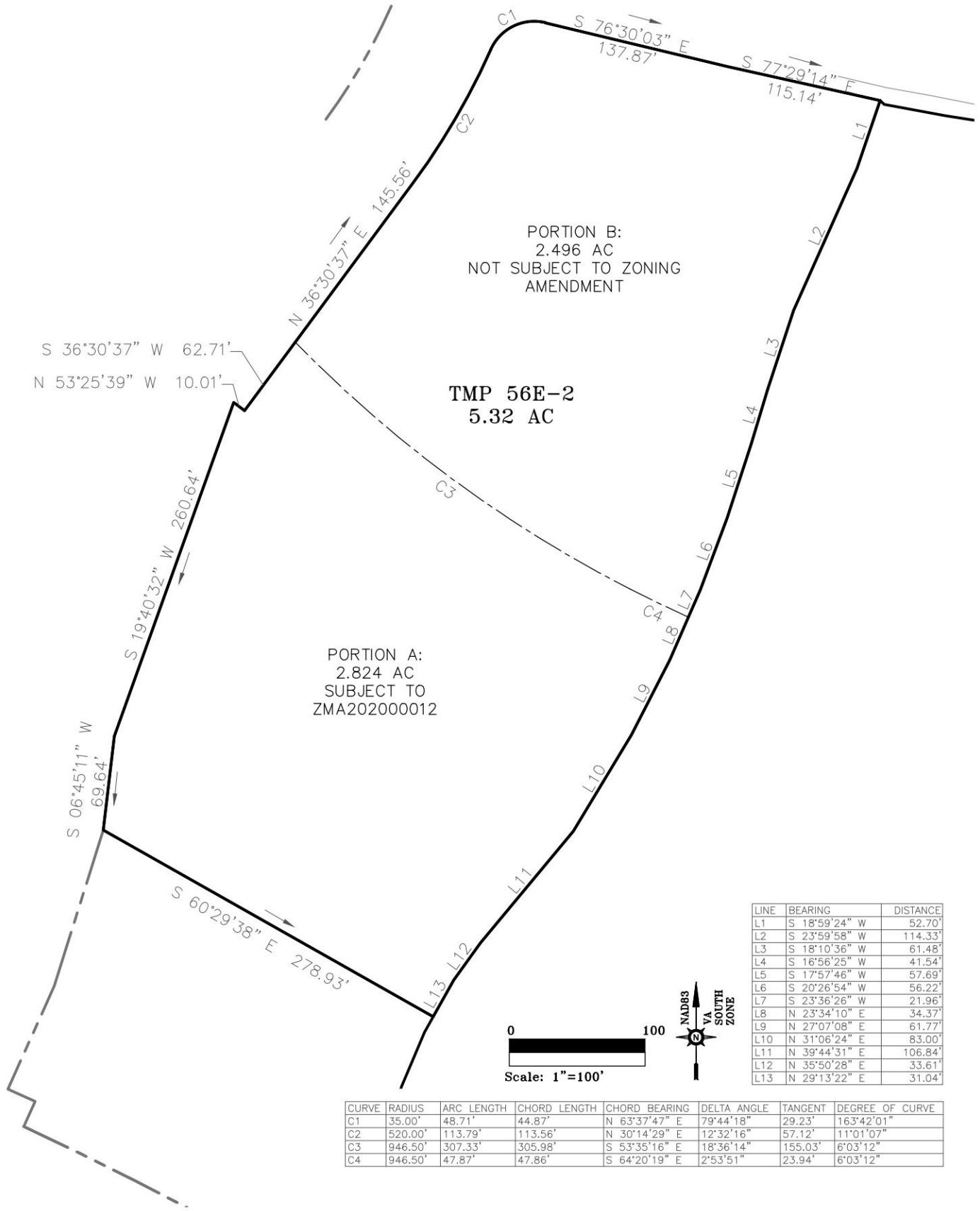
(Proposed Condition) Concurrent with this application, an
Albemarle County Service Authority (ACSA) Jurisdictional
Amendment Application is submitted for review, for ACSA
water and sanitary services to both parcels.

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WHITE GATE VILLAGE
A NEIGHBORHOOD MODEL DISTRICT
TMP 56E-2: LIMITS OF ZONING
MAP AMENDMENT
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EXISTING CONDITIONS

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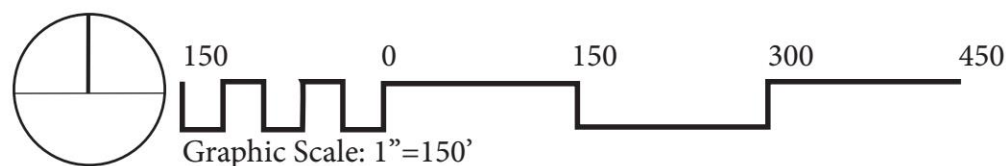
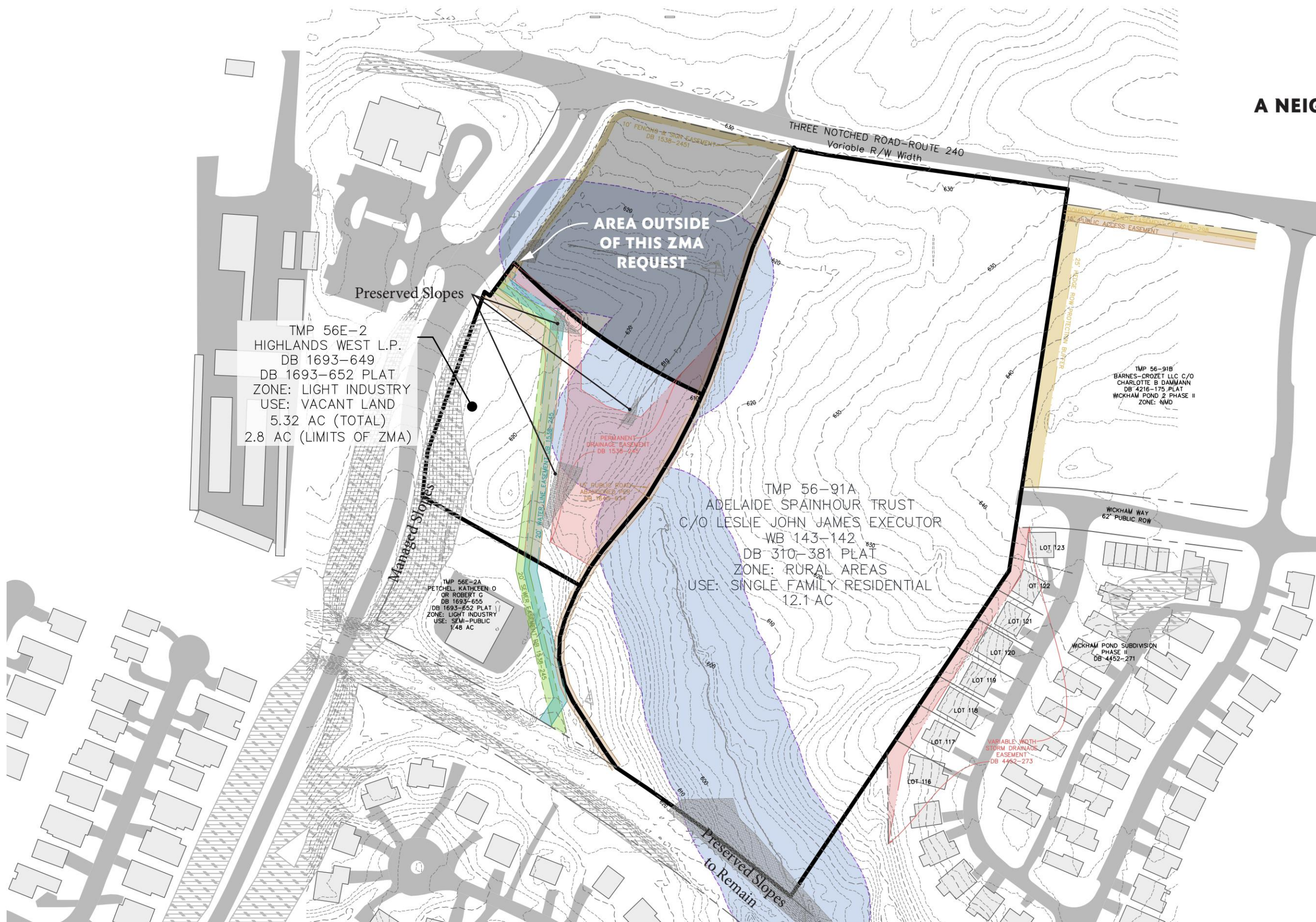
Additional Notes:

1. The limits of stream buffers shown hereon are provided by Albemarle County's Geographic Information System. Stream buffers shall be established and managed in accordance with the Water Protection Ordinance of Albemarle County.

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A NEIGHBORHOOD MODEL DISTRICT BLOCK NETWORK

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Additional Notes:

1. ROW Reservation area to be dedicated for public use, prior to final site plan approval for residential units in Block 1.
2. Slopes shown hereon as "preserved" to be redesignated as managed with approval of this ZMA request.

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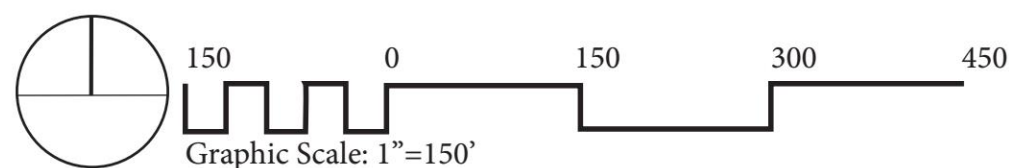
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Legend			
	Right-of-way reservation	 Multiuse Path	 Steep Slopes - Preserved to be Re designated as Managed ²

SHIMP ENGINEERING, P.C.

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LAND USE CATEGORIES

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LEGEND	LAND USE	IMPROVEMENT CHARACTERISTICS
	Vehicular Circulation*	Travel ways, ingress/egress, grading, landscaping, utilities
	Landscape Buffer	Landscaping, multi-use path, pedestrian walkways, ingress/egress, travelways/parallel parking
	Buildable Area	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc. 'Buildable Area' subject to County Code §17-600 et seq. as applicable.
	Right-of-Way Reservation	Right-of-way improvements, stormwater infrastructure
	Green Space	Permitted uses shall comply with Sec. 18-3.1: An area of land covered in grass or other vegetation or a water feature required by this chapter. Uses in green space may include, but are not limited to, stormwater areas, wooded slopes, graded and revegetated slopes of 25-50%, required yards on both residential and non-residential lots, landscaped areas, landscaped islands in parking lots, and other land covered in vegetation. Where areas for amenities are vegetated, such as in parks and playgrounds, amenities shall be included in required green space calculations.
	Amenity Area	Permitted uses shall comply with Sec. 18-3.1: An indoor or outdoor area of activity designed principally for, and accessible to, persons residing or working within a development. An outdoor area of activity may be a passive or active area.
	Conservation Area	Permitted uses shall comply with Sec. 18-3.1: Uses in conservation areas include, but are not limited to, utilities, greenways, pedestrian paths, streets, and stormwater management facilities 'Conservation Area' subject to County Code §17-600 et seq. as applicable.
*Vehicular circulation area is shown for circulation feasibility purposes. This location is approximate and may change during site plan.		

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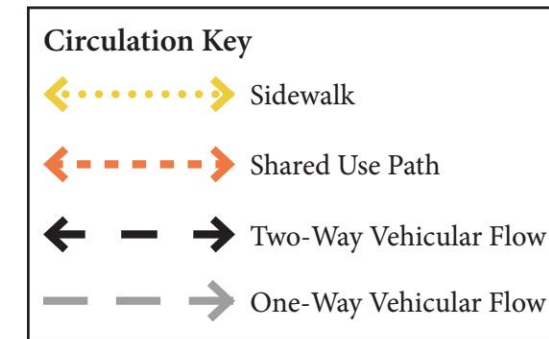
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- Additional Notes:
1. Building envelopes and pedestrian walkway/road layout shown for conceptual purposes only
 2. Notwithstanding the green & amenity spaces depicted on this Application Plan, the Code of Development shall regulate the minimum required green & amenity spaces and landscape. Therefore, provided such requirements are satisfied, non-substantive changes to the depicted design are allowed. There will be a minimum of 20% (129,809 SF) green space and amenity area in the NMD.
 3. Access to eastern portion of Block 2 to be provided through adjacent parcel, TMP 56E-2A

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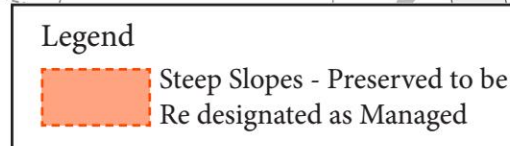
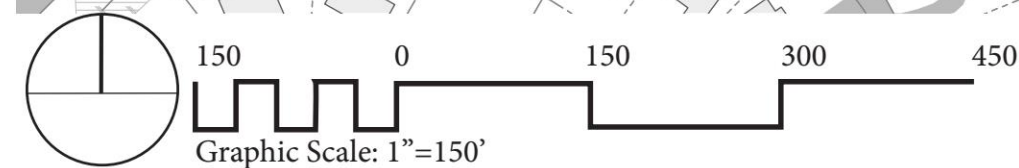
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CONCEPTUAL GRADING & STORMWATER

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Additional Notes:

1. Building footprints, pedestrian walkways, and road layout shown for conceptual purposes only
2. "UD" shown as conceptual underground detention locations.
3. Proposed lot lines shown for demonstration purposes only. Regulated land disturbances must provide for stream buffers in accordance with County Code Section 17-600 et seq. Pursuant to Count Code Section 17-601(C), stream buffers shall be in open or natural spaces, not on residential lots.

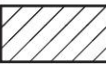
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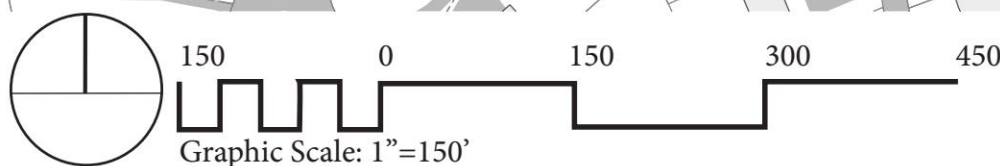
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Existing
stormwater facility
(ID: 0010.01)

Legend

	Right-of-way reservation		Steep Slopes - Preserved to be Re designated as Managed
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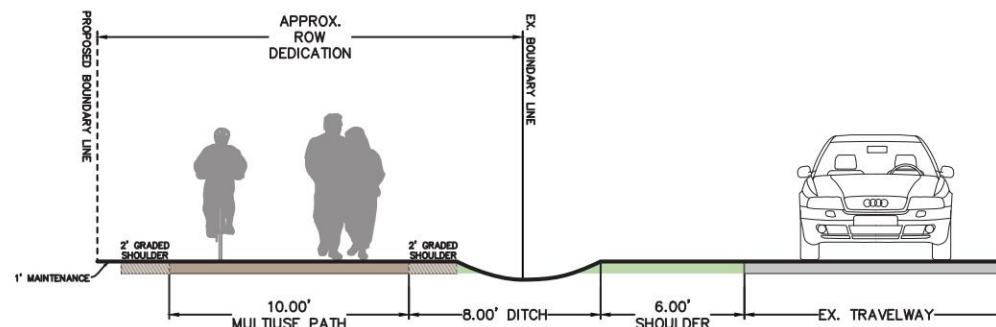
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CONCEPTUAL STREET SECTIONS

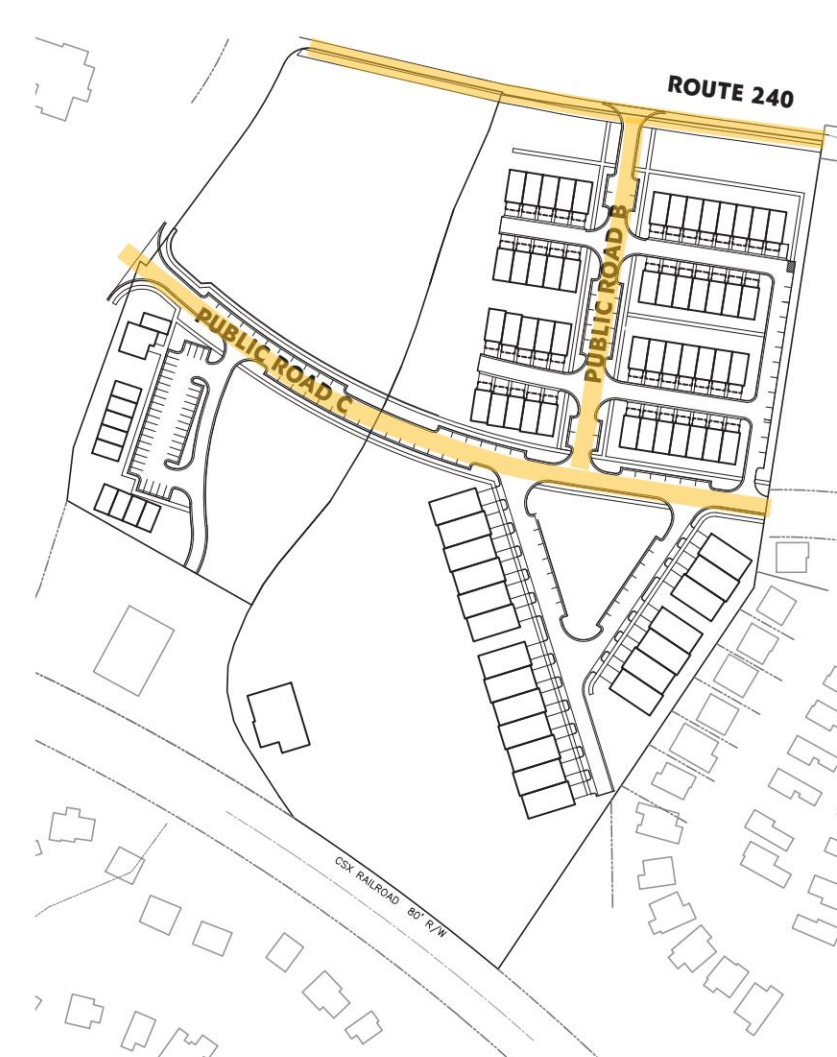
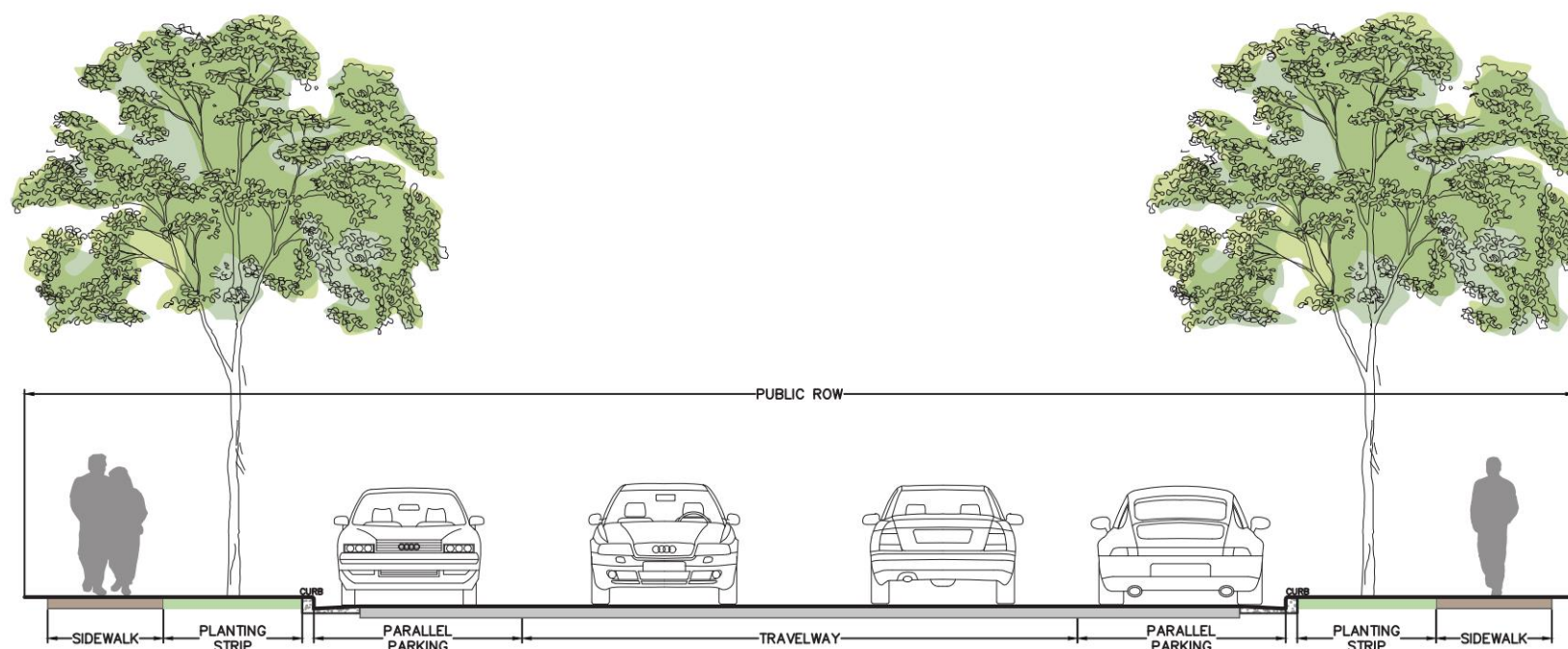
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Route 240 Section



Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-24, 26)

Public Roads B & C Section



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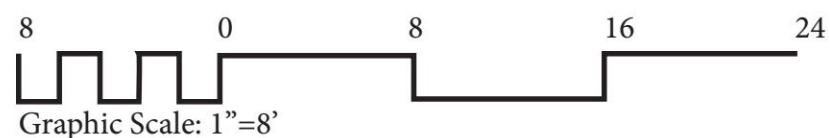
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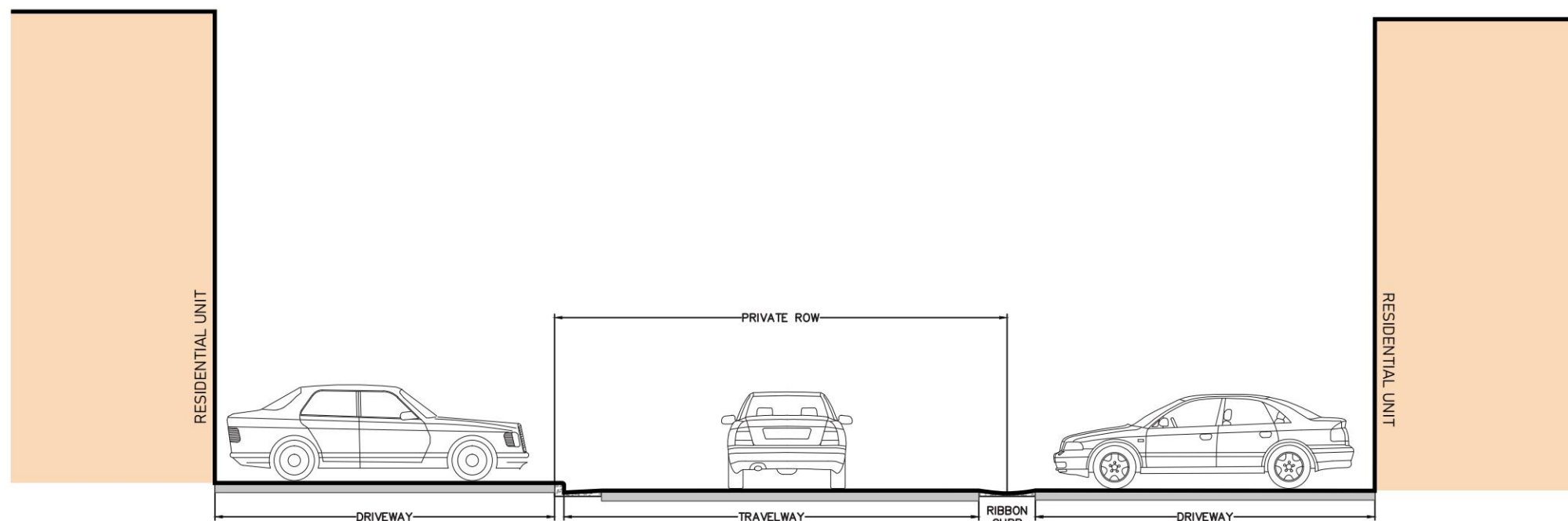
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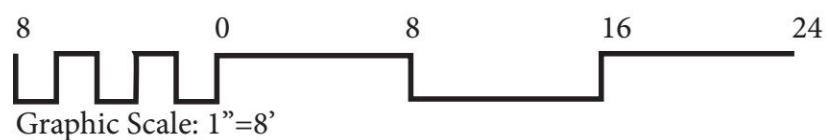
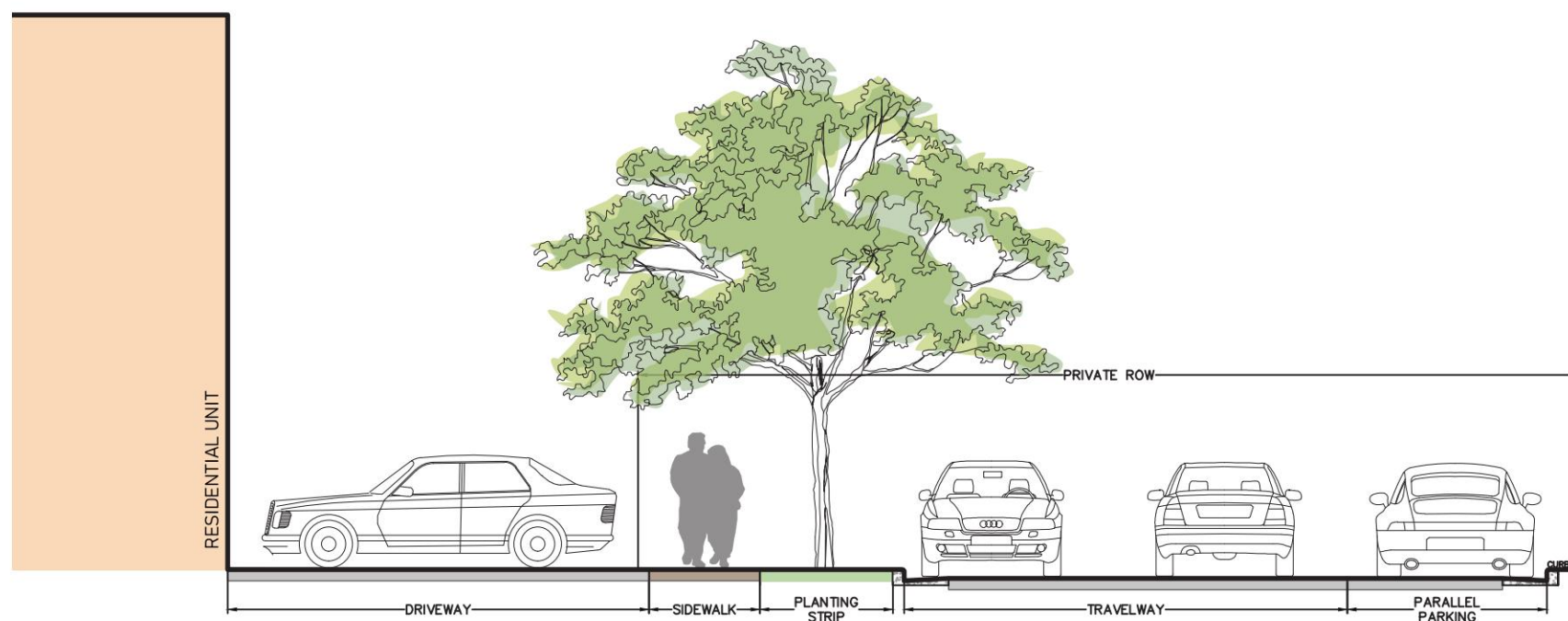
CONCEPTUAL STREET SECTIONS

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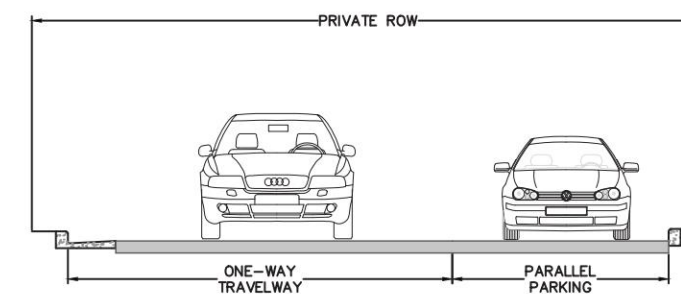
Private Roads A & B Section



Private Roads C & D Section



Private Road A(2) Section



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